

CERTIFICATE OF INSPECTION

Address: 42 Wandle Avenue

Date: December 3, 2015

Perm. Parcel No: 811-21-091

Use District: R-2

Present Occupancy: 1 Dwelling Unit

Permitted Occupancy: 1 Dwelling Unit

Owners Name: **Marion Lick**

Maximum Occupancy: 7 persons

Property: Legal Conforming [X]

Address: same

Legal Non-Conforming []

City:

Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. All siding must be present, in good condition and properly painted. Repaint the house or install new, vinyl siding throughout.
2. All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
3. Tuck-point or completely reconstruct the chimney. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

GARAGE:

1. Scrape and repaint the garage.
2. Roofs must be free of holes, deterioration or leakage. Completely replace the garage roof.
3. Replace man door with a new door.
4. Rebuild foundation on garage.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All windows must be intact, operable, glazing putty in good condition and painted and work properly. Replace all missing screens.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE**, must be corrected and inspected by **JUNE 3, 2016** even if sale does not take place. All remaining violations must be corrected prior to transfer of title. Should these violations not be corrected, an escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL, CONCRETE AND
MAJOR CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENTInspector: **Robert Brown**

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GARAGE:

1. Repair or replace garage floor.
2. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
3. Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
4. Scrape and paint the window and/or roof trims on this garage.
5. Make all necessary repairs to the garage window(s) and related frames and trims or replace old window.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace 10 squares of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
2. Replace 4 squares of front and rear service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness (and patio). Back of house to garage.

GENERAL ELECTRICAL ITEMS:

1. Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
2. All circuits in the main fuse panel must be identified/labeled on the panel cover or next to breaker/fuses.
3. All lights, outlets and switches must operate properly. Electrical devices may not be painted.

GENERAL PLUMBING ITEMS:

1. Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney.
2. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
3. Remove old temperature and pressure valve on water line.
4. Remove damper on hot water tank flue.
5. Remove globe gas valve to dryer and install ¼ turn valve.

BASEMENT ITEMS:

1. A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.

½ BATH ITEMS:

1. Install an exhaust fan to the exterior.
2. Outlets in light fixtures or medicine cabinets must be disconnected.
3. Flooring must be smooth and water-tight. Install a new tile floor.
4. Properly install the lavatory drain assembly. Install new p-trap and sink basket drain.
5. Caulk backsplash of sink.
6. Repair grout on tile walls
7. Install GFI next to sink.

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INTERIOR ITEMS:

1. Install new smoke detectors on all levels and in all sleeping rooms.
2. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
3. Ensure that all fireplace dampers are intact and that they open and close properly.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**